

**CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
AUGUST 8, 2017**

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Tuesday, August 8<sup>th</sup>, 2017 at approximately 7:30 P.M. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. The meeting was called to order by Mayor Donald Licklider.

**PLEDGE OF ALLEGIANCE:** All present stood for the Pledge of Allegiance.

**ROLL CALL AND DETERMINATION OF QUORUM:** The following Aldermen were present: Kolb, Baker, Schwaab, Kohrs and Robb. A quorum was declared.

**APPROVAL OF MINUTES:**

*\*\*\* Alderman Kohrs moved to approve the minutes from the July 11<sup>th</sup>, 2017 meeting as submitted and Alderman Baker seconded the motion. The motion carried.*

**PUBLIC FORUM – CITIZENS COMMENTS:**

No one spoke.

**PUBLIC HEARING:**

There were no public hearings.

**TREASURER’S REPORT:**

*\*\*\* Alderman Baker moved to approve the Paid Bills for the period covering July 1<sup>st</sup>, through July 31<sup>st</sup>, 2017; Unpaid Bills for the period covering June 23<sup>rd</sup> through August 8<sup>th</sup>, 2017 and the Budget Report for July, 2017 as submitted. Alderman Schwaab seconded the motion and the motion carried.*

There was a question regarding the proposed budget.

**OLD BUSINESS:**

There was no Old Business.

**NEW BUSINESS:**

**A. - HR GREEN – SUPPLEMENTAL AGREEMENT #2 - (Discussion/Motion)**

No action taken.

**B. – ARC APPEAL – METAL ROOF VARIANCE – 5310 LANCELOT DRIVE - (Consideration/Motion)**

**Debra Orf** (Lancelot Drive) stated that the metal roof request for her house was denied by the Architectural Review Commission. She asked that the Board of Aldermen consider her request for a variance.

**Alderman Robb** inquired about industry guidelines and **Ms.Orf** said that her homeowners insurance carrier was lowering her premiums due to the metal roof.

**Alderman Baker** stated that he liked the looks of metal roofs and felt that we needed to update our ordinances as far as metal roofs were concerned.

**Alderman Kolb** stated that the plain metal roof panels should not be allowed in future ordinance changes.

**Alderman Kohrs** said that the Board could evaluate any metal roof requests one at a time until such time that the City Code is changed.

**Ms. Orf** stated that most metal roofs will transfer warranties to the new homeowners.

*\*\*\*Alderman Schwaab made a motion to override the ARC's denial on the tin/metal roof for 5310 Lancelot Drive and allow the roof with the following conditions:*

- 1. – Metal shingles must have a shingle lock with a formed thickness not to exceed .75”.*
  - 2. – Metal shingles shall be installed in accordance with manufacturer's specification and all applicable building codes.*
  - 3. – Metal shake shingles shall incorporate fade and chalk resistant i.e. Polyvinylidene Fluoride (PVDF) coating.*
  - 4. – Metal shingle roof panels shall be secured to the roof via concealed corrosion resistant fasteners.*
  - 5. – All finishes must be low gloss (less than 10 degrees of gloss).*
  - 6. – All colors and style must be approved and consistent with existing roofs in the area.*
  - 7. – All coating must be fade and chalk resistant with PVDF finishes.*
  - 8. – Metal roof must meet Class “A” Fire Resistance (UL790), Class 90 Wind Uplift Resistance (UL580) and Class IV Impact Resistance (UL2218) for severe hail.*
  - 9. – Final roof must be covered by homeowner's insurance.*
  - 10. – Metal roof must be consistent with a weathered cedar look and/or finish.*
- Alderman Baker seconded the motion and the motion carried.*

#### C. – LIQUOR LICENSE RENEWALS – (Motion Required)

El Rancho Nuevo – Francisco Delapaz

Breeze Park – Tammy Hempen

*\*\*\* Alderman Baker made a motion to approve the liquor license renewals for El Rancho Nuevo and Breeze Park. Alderman Kohrs seconded the motion and the motion carried.*

#### D. – AN ORDINANCE OF THE CITY TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS – (2X) – (Ald. Robb)

*\*\*\* Alderman Robb moved to introduce Bill # 1096 for its first reading and Alderman Kohrs seconded the motion. The motion carried.*

*Alderman Robb then moved to read Bill # 1096 for the second and final time at tonight's meeting and Alderman Baker seconded the motion. The motion carried.*

*Alderman Robb then read Bill # 1096 for the second and final time.*

*Roll Call on passage: Robb-yes, Baker-yes, Schwaab-yes, Kohrs-yes, Hillmer-absent and Kolb-yes.*

*Bill # 1096 passed becoming Ordinance # 17-06.*

#### E. – AN ORDINANCE AMENDING SECTION 605.050(G) OF ORDINANCE #17-05 (LICENSING AND REGULATION OF TATTOO AND/OR BODY PIERCING ESTABLISHMENTS) AND MATTERS RELATING THERETO – (Ald. Baker)

*\*\*\*Alderman Baker made a motion to introduce Bill #10-97 for its first reading and Alderman Robb seconded the motion.*

Bill # 10-97 was read and tabled in accordance with City Code.

F. – SUPPLEMENTAL AGREEMENT #4 – ENGINEERING SERVICES –  
(Discussion/Motion)

There was discussion over liquidated damages.

*\*\*\* Alderman Baker made a motion to approve Supplemental Agreement #4 in the amount of \$24,308.92, Alderman Kohrs seconded the motion and the motion carried.*

G. - MAYORAL APPOINTMENTS – (MOUNTAIN FARM CID – DIRECTORS) –  
TODD FLOWERS, TIM LEWIS AND JEFF PARDIECK – (Consideration/Motion)

*\*\*\* Alderman Baker moved to approve the Mayor’s appointments for the Mountain Farm CID (Community Improvement District) Board of Directors which consist of Todd Flowers (through 12/07/19), Tim Lewis (through 12/07/19) and Jeff Pardieck (through 12/07/20). Alderman Schwaab seconded the motion and the motion carried.*

REPORTS & COMMITTEES

**City Administrator:** The City Administrator (Michael Padella) had submitted his report previously.

5.) – Golftoberfest – CWS Chamber Charity Golf Tournament. **Mr. Padella** asked if the Board wished to sponsor and/or field a foursome in the upcoming charity golf tournament.

There was no interest.

6.) – FY 2018 Budget – The City Administrator said that the initial draft of the FY 2018 budget has been prepared and will be presented to the Finance Committee on 08/10/17 at the Finance Committee meeting. He indicated that it would be an operational budget only and would exclude all capital and special project revenues and expenditures.

**City Attorney:** No report given.

**Planning & Zoning Commission:** No report given. **Mayor Licklider** said that there was a good chance that there would be a Planning & Zoning meeting in September.

**Committee Reports:** No report given.

**Independence Road (Phase III) Update:** The **Mayor** said that more grading still needed to be done and we haven’t had the final walk-thru yet.

**Alderman Kolb** said that she felt that there was a lot of work to be done yet. She said that she hoped that the pile of dirt wouldn’t be left as well as some of the junk that was lying around.

RECEIPTS & COMMUNICATIONS:

**Alderman Robb** mentioned that the residents who reside at the Summit at Whitmoor are having problems with their water pressure. They were told by American Water that the recent construction at the Wind Castle Subdivision was causing the low pressure so there was nothing that could be done at this time.

**Mayor Licklider** said that the City Administrator would call American Water and see what can be done.

**Alderman Robb** said that he would like to hear a response within a week or so.

**Alderman Baker** said that his subdivision was experiencing the same problem and the water company told the residents that they couldn't do anything about it.

**Alderman Baker** also mentioned that he has received numerous calls about Independence Road (Phase III) now that the asphalt has been poured with people complaining that the road is bumpy and unacceptable.

**Alderman Kolb** said that she would like to see two (2) white lines (pedestrian crossing) at the top of the hill at Wolfrum.

**Alderman Robb** said that we should try to denote pedestrian crossing with hash marks first and with well-placed signs before any further steps were taken.

The **City Administrator** mentioned that residents in Rodelle Woods are also requesting a cross-walk at Rodelle Woods and Nancy Lane.

**Alderman Kohrs** asked if the "No Blocking Traffic" sign was still a go for the QuikTrip final project.

The **City Administrator** said that he would check.

WORK SESSION: None called for.

CLOSED SESSION: There was no closed session called.

ADJOURNMENT:

*\*\*\* Alderman Kolb moved to adjourn the meeting at 8:45 PM and Alderman Kohrs seconded the motion. The motion carried and the meeting was adjourned.*

Respectfully Submitted: \_\_\_\_\_  
M. Kwiatkowski, MRCC  
City Clerk